

184.0

0004

0008.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
958,700 / 958,700
958,700 / 958,700
958,700 / 958,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		KIPLING RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ROGUL EMERICK MICHAEL ETAL/ TRS	
Owner 2: EMERICK & MARY ROGUL LIVING TR	
Owner 3:	
Street 1: 7 KIPLING RD	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: ROGUL MARY ELIZABETH -	
Owner 2: ROGUL EMERICK MICHAEL -	
Street 1: 7 KIPLING RD	
Twn/Cty: ARLINGTON	

St/Prov: MA	Cntry	Own Occ:	Y
Postal: 02476	Type:		

NARRATIVE DESCRIPTION	
This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Vinyl Exterior and 2248 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.	

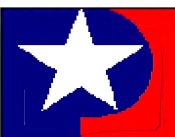
OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6760	Sq. Ft.	Site			0	70.	0.92	7									435,959						436,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6760.000	522,700		436,000	958,700		123654
							GIS Ref
							GIS Ref
							Insp Date
							06/11/18



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	123654
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	18:43:47
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	522,700	0	6,760.	436,000	958,700		Year end	12/23/2021
2021	101	FV	508,600	0	6,760.	436,000	944,600		Year End Roll	12/10/2020
2020	101	FV	508,500	0	6,760.	436,000	944,500	944,500	Year End Roll	12/18/2019
2019	101	FV	377,400	0	6,760.	436,000	813,400	813,400	Year End Roll	1/3/2019
2018	101	FV	218,400	0	6,760.	367,500	585,900	585,900	Year End Roll	12/20/2017
2017	101	FV	218,400	0	6,760.	336,300	554,700	554,700	Year End Roll	1/3/2017
2016	101	FV	218,400	0	6,760.	286,500	504,900	504,900	Year End	1/4/2016
2015	101	FV	213,100	0	6,760.	249,100	462,200	462,200	Year End Roll	12/11/2014

Parcel ID 184.0-0004-0008.0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROGUL MARY ELIZ	78456-219		8/12/2021	Convenience		1	No	No	
TIBBLES MICHAEL	72373-340	1	3/26/2019		980,000	No	No		
TSAKIRGIS ANAST	67143-175		4/25/2016	Estate/Div	540,000	No	No	Anastasia Tsakirgis d.o.d. 11/11/2015 Middles	
TSAKIRGIS ANAST	30832-307		11/3/1999	Convenience		1	No	No	N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2017	641	Siding	7,000	C				
8/19/2003	717	New Wind	6,175					

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2018	Meas/Inspect	DGM	D Mann
2/1/2018	Mail Update	EMK	Ellen K
10/16/2008	Meas/Inspect	355	PATRIOT
12/29/1999	Meas/Inspect	263	PATRIOT
7/13/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6 - Colonial	Sty Ht: 2T - 2 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 3	Rating: Very Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:				
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: %	OthrFix:	Rating:														
Roof Struct: 6 - Saltbox	Roof Cover: 1 - Asphalt Shgl	Color: GRAY		OTHER FEATURES		Kits: 1	Rating: Very Good	A Kits:	Rating:	Frl: 1	Rating: Average	WSFlue:	Rating:						
View / Desir:				CONDO INFORMATION		Total Units:		Floor:		% Own:		Name:							
GENERAL INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Grade: C+ - Average (+)	Year Blt: 1952	Eff Yr Blt:		Phys Cond: VG - Very Good	4.6 %	Exterior:		No Unit	RMS	BRS	FL								
Alt LUC:		Alt %:		Functional:		Interior:		1	6	2	M								
Jurisdct: G19		Fact: .		Economic:		Additions:													
Const Mod:		Lump Sum Adj:		Special:		Kitchen:													
				Override:		Baths:													
						Plumbing:													
						Electric:													
						Heating:													
						General:													
INTERIOR INFORMATION				CALC SUMMARY				COMPARABLE SALES				SUB AREA							
Avg Ht/FL: STD	Prim Int Wal 1 - Drywall	Sec Int Wall: %		Basic \$ / SQ: 130.00		Rate	Parcel ID	Typ	Date	Sale Price						SUB AREA DETAIL			
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: %		Size Adj.: 1.19460583															
Bsmnt Flr: 12 - Concrete	Subfloor:			Const Adj.: 1.00989902															
Bsmnt Gar: 1	Electric: 3 - Typical	Insulation: 2 - Typical		Adj \$ / SQ: 156.836															
				Other Features: 140000															
				Grade Factor: 1.10															
				NBHD Inf: 1.00000000															
# Heat Sys: 1	% Heated: 100	% AC: %		NBHD Mod:															
Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled	LUC Factor: 1.00															
				Adj Total: 547946															
				Depreciation: 25206															
				Deprecated Total: 522741															
MOBILE HOME				Make:	Model:	Serial #:		Year:		Color:						IMAGE			
SPEC FEATURES/YARD ITEMS																PARCEL ID 184.0-0004-0008.0			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:					

